140.0	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	979,300	/	979,300
USE VALUE:	979,300	/	979,300
ASSESSED:	979,300	/	979,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUHN-KNIGHT CARMEN
Owner 2:	STANTON ATTICUS JAMES
Owner 3:	
Street 1:	13-15 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CANEJO JENNIE TRUSTEE -
Owner 2:	JENNIE CANJO REVOCABLE TRUST -
Street 1:	15 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,017 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2618 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6017.000	494,200	4,700	480,400	979,300
Total Card	0.138	494,200	4,700	480,400	979,300
Total Parcel	0.138	494,200	4,700	480,400	979,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.07 | /Parcel: 374.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	89594
GIS Ref	
GIS Ref	
Insp Date	05/12/18

!10782!

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	494,200	4700	6,017.	480,400	979,300	979,300	Year End Roll	12/18/2019
2019	104	FV	382,400	4700	6,017.	450,400	837,500	837,500	Year End Roll	1/3/2019
2018	104	FV	380,600	4700	6,017.	372,300	757,600	757,600	Year End Roll	12/20/2017
2017	104	FV	356,500	4700	6,017.	342,300	703,500	703,500	Year End Roll	1/3/2017
2016	104	FV	356,500	4700	6,017.	312,300	673,500	673,500	Year End	1/4/2016
2015	104	FV	316,900	4700	6,017.	306,300	627,900	627,900	Year End Roll	12/11/2014
2014	104	FV	316,900	4700	6,017.	284,600	606,200	606,200	Year End Roll	12/16/2013
2013	104	FV	330,000	4700	6,017.	270,800	605,500	605,500		12/13/2012

PRINT

Date	Time
12/11/20	01:03:25

LAST REV

Date	Time
04/16/19	15:28:04
jorourke	
10782	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANEJO JENNIE T	70788-383		3/28/2018		955,000	No	No		
CANEJO GIANNINE	54718-553		5/21/2010	Convenience	1	No	No		
	9497-339		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/1992	279	Manual	2,200					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2019	SQ Returned	JO	Jenny O
5/12/2018	Inspected	PH	Patrick H
5/8/2018	MEAS&NOTICE	BS	Barbara S
10/29/2008	Meas/Inspect	345	PATRIOT
11/17/1999	Meas/Inspect	243	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6017		Sq. Ft.	Site		0	80.	1.00	9									480,407						480,400	

USER DEFINED

Prior Id # 1:	89594
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.13813	Total SF/SM:	6017	Parcel LUC:	104	Two Family	Prime NB Desc:	Brackett	

Total: 480,407 | Spl Credit | Total: 480,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06306052
Const Adj.:	0.99980003
Adj $ / SQ:	180.684
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671434
Depreciation:	177259
Depreciated Total:	494176

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

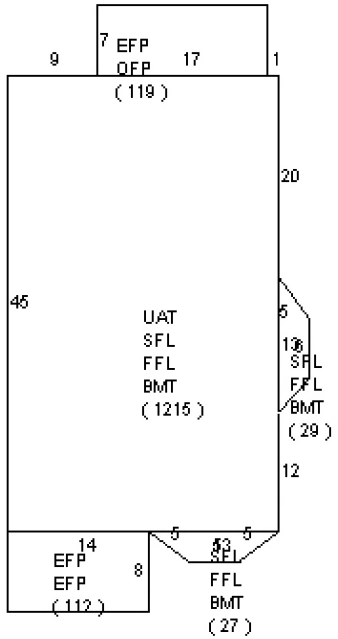
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.68
Special Features:	0	Val/Su Net:	107.93
Final Total:	494200	Val/Su SzAd	194.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,271	54.210	68,895
FFL	First Floor	1,271	180.680	229,650
SFL	Second Floor	1,271	180.680	229,650
EFP	Enclos Porch	343	35.160	12,058
UAT	Upper Attic	304	85.820	26,069
OFP	Open Porch	119	30.360	3,613

Net Sketched Area:	4,579			Total:	569,935
Size Ad	2542	Gross Are	5490	FinArea	2618

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1916	21.94	T	40	104			4,700			4,700
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700